

July 7, 2004 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

04AN0289

The Bermuda Triangle Property, LP

Bermuda Magisterial District
1831 Battery Dantzler Road

REQUEST: A 150 foot Variance to the 200 foot setback requirement for buildings, parking, drives and other permitted uses in an Industrial (I-2) District.

RECOMMENDATION

Recommend approval of this Variance for the following reasons:

- A. This request is compatible with the Consolidated Eastern Area Plan.
- B. This Variance will not impair the character of this area.

GENERAL INFORMATION

Location:

Property is known as 1831 Battery Dantzler Road. Tax ID 804-655-2647 (Sheet 27).

Existing Zoning:

I-2

Size:

14.183 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - A and I-2; Vacant
South - I-2; Commercial
East - I-2; Commercial and vacant
West - A; Residential and vacant

Utilities:

Public water and sewer

General Plan:

(Consolidated Eastern Area Plan)

Light industrial use

DISCUSSION

The applicant is proposing to construct buildings, parking, drives and other permitted uses fifty (50) feet from the side property line. The Zoning Ordinance requires a 200 foot setback. Therefore, the applicant requests a 150 foot Variance (see attached site plan).

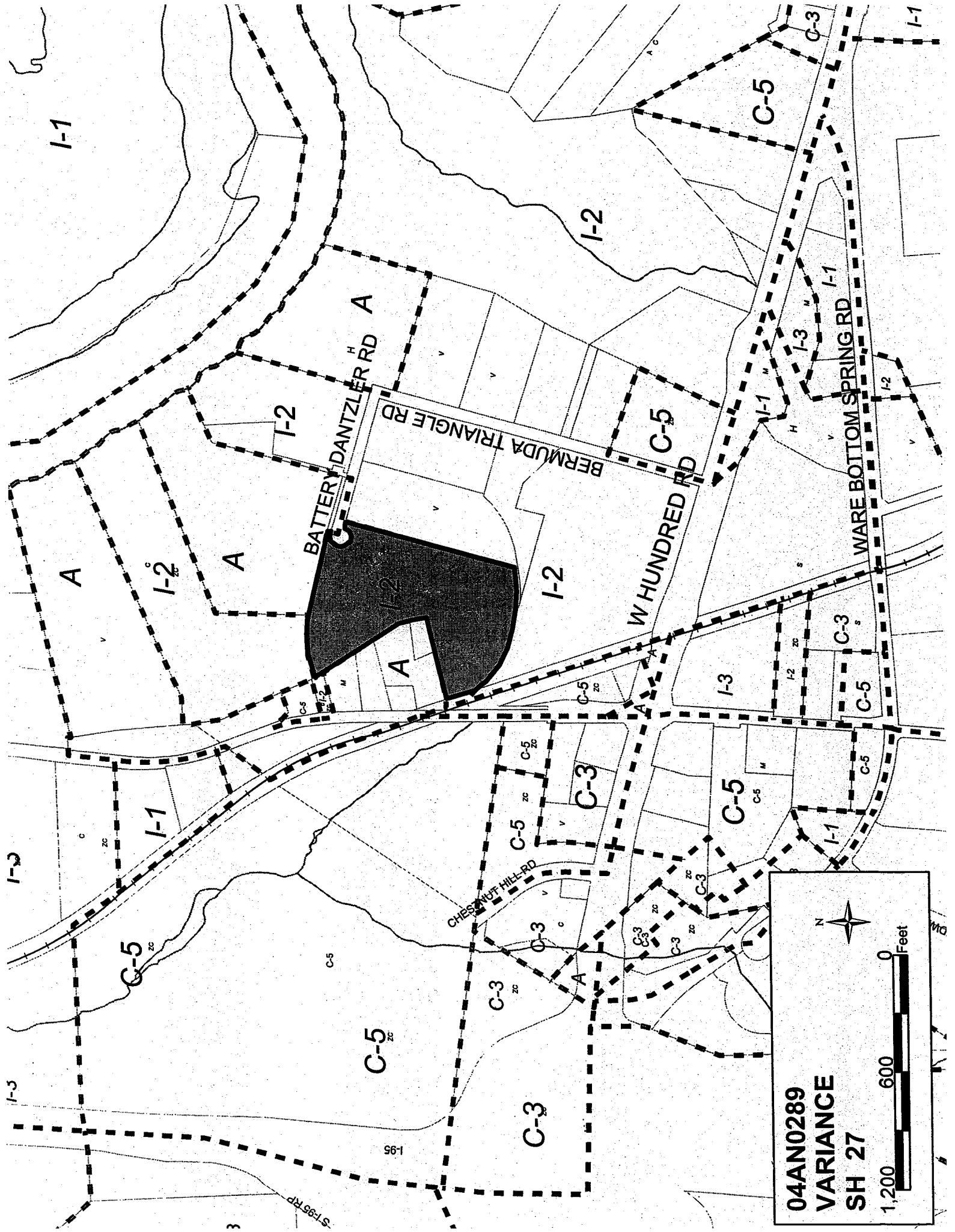
The applicant provides the following information in support of this request:

This Variance is requested due to a reliance upon Chesterfield County Assessment information which was in error. Zoning Case #03SN0318 approved a reduction to fifty (50) foot from 200 feet for the subject parcel with reference to adjacent parcels. Parcel 804-655-0137 was excluded from the zoning case because it was thought that even though it is zoned A, if it was vacant, no reduction request was needed. In reality this parcel has a home on it. Thereby not permitting the reduction without the request.

On November 25, 2003, the Chesterfield County Board of Supervisors approved a request for rezoning from Agricultural (A) to General Industrial (I-2) with Conditional Use Planned Development to permit exceptions to Ordinance requirements. One of the approved conditions allowed uses and accessory uses on this property to be located up to fifty (50) feet from Tax IDs 803-655-7579, 7963 and 8949 and 803-656-5830. Tax ID 804-655-0137 was left off the request through an error. Therefore, the applicant is requesting a reduction for this parcel from the Board of Zoning Appeals.

Staff believes that allowing the applicant to develop buildings, parking, drives and other permitted uses fifty (50) feet from the property line will not impair the value of the property in the immediate

or surrounding area. But will allow uniformity with the previously granted reduction from the Board of Supervisors. Therefore, staff requests that this Variance be approved.



04AN0289
VARIANCE
SH 27

1,200 600 0 Feet

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